

Waller Creek Annual Project Plan

September 2016

The Waller Creek District projects allow for a unique synthesis between public and private partnerships to navigate delivery and financing towards a revitalized Waller Creek. A value-added tool, the public-private partnership between the City of Austin and Waller Creek Conservancy will capitalize on financial opportunities that go beyond the traditional public financing model to create and maintain a signature urban parks district for the citizens of Austin.

PROJECT FUNDING STRATEGY

The total project cost estimate - from 15th Street to Lady Bird Lake - is approx. \$223.6M. The funding strategy implements the project in two phases, as described below.

Phase 1 strategically focuses on the north and south end of the district for delivering signature public spaces in Waterloo Park and Palm Park while also providing a connection to Lady Bird Lake with a new trail system in the Waller Delta. The Phase 1 cost estimate is approx. \$125.6M.

Phase 2 includes creek and trail improvements in the Refuge and along the Narrows. A new park will be created in the Refuge and a Pontoon Bridge will be built to connect the north and south side of Butler Trail System along Lady Bird Lake. Phase 2 cost estimate is approx. \$98M.

PROJECT FUNDING SOURCES

A myriad of public and private funding sources will help realize the vision for Waller Creek. The primary public funding sources include the Parks and Recreation Department's 2012 General Obligation Bond fund and Watershed Protection Department's Drainage Utility Fund, totaling over \$42.8M. Details are outlined below.

City of Austin

PARKS AND RECREATION DEPARTMENT
Funding Source

2012 GO Bond - Prop 14 (Palm Park)	\$ 1,500,000
2012 GO Bond - Prop 14 (Waterloo Park)	\$ 11,500,000
Parkland Dedication (Waller Creek District)	\$ 505,050
Subtotal	\$ 13,505,050

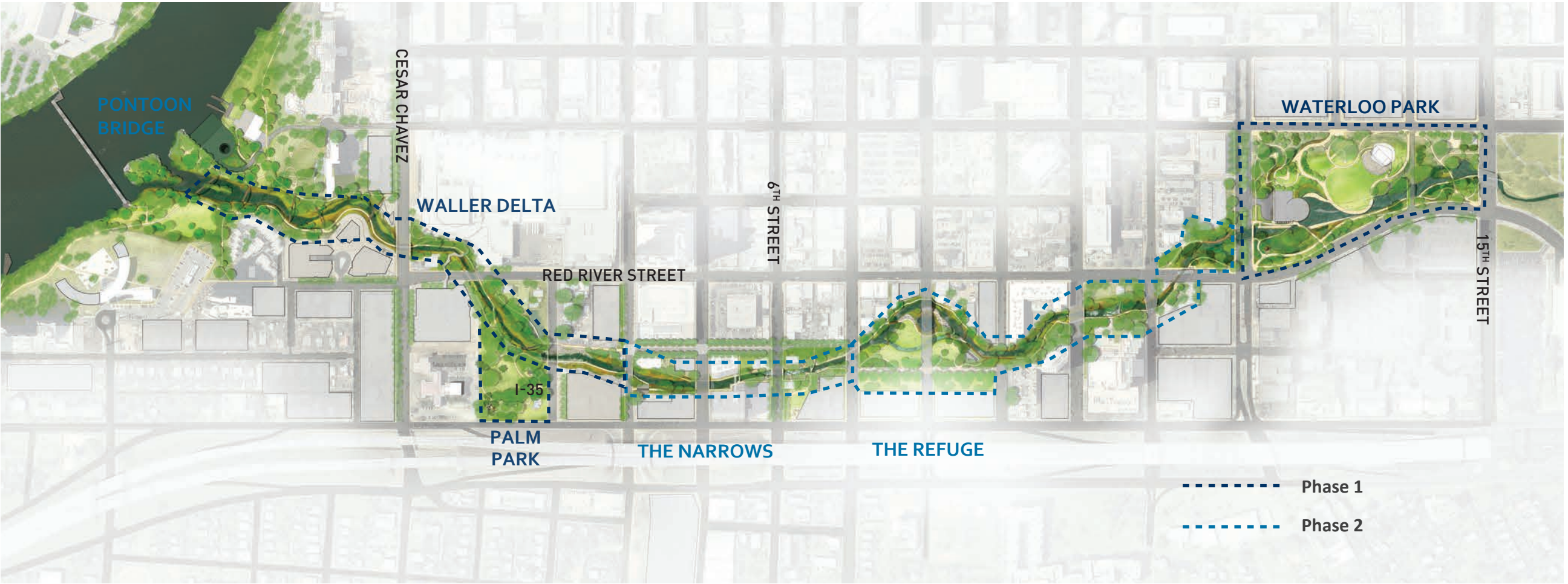
WATERSHED PROTECTION DEPARTMENT
Funding Source

Drainage Utility Fee (Waller Creek District)	\$ 7,296,000
Certificate of Obligation	\$ 22,000,000
Subtotal	\$ 29,296,000

State of Texas

Texas Parks and Wildlife Grant	\$849,000
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Private funding sources are raised by the Waller Creek Conservancy through individual philanthropic donations, organizations, and developer contributions.



Phase 1 Projects



WATERLOO PARK

The largest of the Chain of Parks, Waterloo Park will provide a myriad of unique park spaces including water features, canopy walks, an open lawn, and trail system. This project includes schematic design through construction.



PALM PARK

A historical park within the Chain of Parks, Palm Park will be a destination space for families and community gatherings. This project includes schematic design through construction.



WALLER DELTA

Stretching from Lady Bird Lake to 4th Street, Waller Delta will advance the design and construction of creek and trail improvements along Waller Creek, including a series of lattice bridges south of Cesar Chavez.

Phase 2 Projects



THE REFUGE

Creek work at the Refuge includes early restoration and trail work in the existing creek area. A future phase will complete the new park providing additional public space within the district.



THE NARROWS

The most urbanized section of the creek, the Narrows will focus on improved connectivity and trail networks through the 6th Street entertainment district.



PONTOON BRIDGE

Design and construction phase services for a pedestrian pontoon bridge connecting the north and south side of the Butler Trail System along Lady Bird Lake.

Annual Project Plan

PHASE 1 PROJECTS	Est. Start Date	Est. End Date	Cost Estimate	City	Anticipated Funding Source(s)			Current Status
					State	WCC	Other	
1 Creek Corridor Framework Plan	May 2014	Oct 2015	\$ 1,644,305	\$ 1,644,305				Completed
2 Tunnel Coordination (Side Inlets)	Jul 2014	Dec 2017	\$ 591,310	\$ 591,310				Active
3 Waterloo Park	Aug 2015	Dec 2018	\$ 22,940,000	\$ 7,091,000	\$ 849,000	\$ 15,000,000		Active
4 Waterloo Park Structured Lawn	Nov 2015	Aug 2017	\$ 4,409,000	\$ 4,409,000				Active
5 Waterloo Park Performance Venue	Aug 2015	Dec 2018	\$ 30,000,000			\$ 15,000,000	\$ 15,000,000	Active
6 Waller Delta (Lady Bird Lake to Cesar Chavez)	Sep 2015	Dec 2019	\$ 21,500,000	\$ 11,000,000		\$ 3,500,000	\$ 7,000,000	Active
7 Palm Park Reach (Cesar Chavez to 4th Street)	Sep 2015	Dec 2019	\$ 13,500,000	\$ 8,500,000			\$ 5,000,000	Active
8 Palm Park	Apr 2016	Dec 2019	\$ 9,000,000	\$ 2,000,000		\$ 2,000,000	\$ 5,000,000	Active
9 Waterloo Park 14th-15th Street	Jan 2018	Dec 2019	\$ 5,906,259	\$ 3,565,435		\$ 2,340,824		Anticipated
10 7th - 9th St. Stream Bank Stabilization			\$ 4,000,000	\$ 4,000,000				Anticipated
11 Property Acquisition/Endowment/Other			\$ 12,159,176			\$ 12,159,176		Active
		PHASE 1 TOTAL	\$ 125,650,050	\$ 42,801,050	\$ 849,000	\$ 50,000,000	\$ 32,000,000	
PHASE 2 PROJECTS								
1 The Refuge (creek)	Jan 2018	TBD	\$ 11,500,000					Anticipated
2 Creek and Trail Connection - 9th to 12th Street	Jan 2018	TBD	\$ 15,000,000					Anticipated
3 The Narrows 4th - 7th Street	Mar 2020	TBD	\$ 10,000,000					Anticipated
4 The Refuge (park)	Mar 2020	TBD	\$ 20,000,000					Anticipated
5 Pontoon Bridges and Landings	Jun 2020	TBD	\$ 20,000,000					Anticipated
6 Operation and Maintenance Facility			\$ 10,000,000					Anticipated
7 Property Acquisition/Endowment/Other			\$ 11,500,000					Anticipated
		PHASE 2 TOTAL	\$ 98,000,000					
		PROJECT TOTAL	\$ 223,650,050					

City Contribution

Funding Source/Expenses	Amount	
PARKS AND RECREATION DEPARTMENT		
Funding Source		
2012 GO Bond - Prop 14 (Palm Park) 2012	\$	1,500,000
GO Bond - Prop 14 (Waterloo Park)	\$	11,500,000
Parkland Dedication (Waller Creek District)	\$	505,050
Sub-total	\$	13,505,050
Funds Reserved/Expended		
Waterloo Park Performance Venue Concept Design (City park portion only)	\$	(399,542)
Tunnel Side Inlet Modifications and Waterloo Park Interm Phase Plan	\$	(174,135)
ADDENDUM to the Tunnel Side Inlet Modifications and Waterloo Park Interim Phase Plan	\$	(543,405)
Waterloo Park Schematic Design Phase Plan	\$	(903,884)
Waterloo Structural Lawn Construction Drawings	\$	(386,865)
Waterloo Park Restroom Demolition	\$	(11,500)
Creek Mouth Schematic Design	\$	(538,431)
Palm Park Schematic Design	\$	(164,668)
PARD Taskorder	\$	(50,000)
2012 Bond Fund Debt Issuance (0.5% of \$13M)	\$	(65,000)
Sub-total	\$	(3,237,430)
Available Sub-total	\$	10,267,620
WATERSHED PROTECTION DEPARTMENT		
Funding Source		
Drainage Utility Fee (Waller Creek District)	\$	7,296,000
Certificate of Obligation	\$	22,000,000
Sub-total	\$	29,296,000
Funds Reserved/Expended		
Creek Corridor Framework Plase Plan*	\$	(1,644,305)
Tunnel Side Inlet Modifications and Waterloo Park Interim Phase Plan	\$	(591,310)
Creek Mouth Schematic Design Phase Plan	\$	(1,256,336)
Sub-total	\$	(3,491,951)
Available Sub-total	\$	25,804,049
PUBLIC WORKS/PLANNING AND ZONING DEPARTMENT		
2010 GO Bond - Prop 1 (Waller Creek - Sabine from 3rd to 7th Sidewalk)	\$	800,000
PW Grant - State (Sabine Street Promenade)	\$	2,736,000
PZD Great Streets (Sabine Street)	\$	75,900
AWU - (Sabine Street)	\$	150,000
Sub-total	\$	3,761,900
GRAND TOTAL	\$	46,562,950
Total (WPD/PARD only)	\$	42,801,050
AVAILABLE Total (WPD/PARD only)	\$	36,071,669

*Phase Plan = project completed